

**WILLIAMSTOWN TOWNSHIP  
PLANNING COMMISSION MEETING  
June 19, 2012  
Minutes**

**CALL TO ORDER**

The Williamstown Township Planning Commission convened at 7:30 pm at the Williamstown Township Hall located at 4990 Zimmer Road, Williamston, Michigan. Chairman Michael Fielek called the meeting to order and reviewed the agenda.

**PRESENT:** Chairman Mike Fielek, Vice Chair Rex LaMore, Secretary Gerald Eidt, Trustee Martin Wright, Commissioners Dali Giese, Rod Imhoff, Joscelyn Brown-Timm and Ger Schultink.

**ABSENT:** Commissioner Ron Cook

**ALSO PRESENT:** Planning Consultant Chris Doozan of McKenna Associates and Planning Assistant Wanda Bloomquist

**MINUTES APPROVAL**

**Commissioner Imhoff moved to approve the minutes of April 17, 2012, with the following corrections: 27.06A(7)c: Add: “and publications” to the heading. 9.c Add: Township must initiate conversion to original zoning classification. Bight Ordinance discussion: Take out second “could”. 27.43(C). address copies. Seconded by Commissioner Giese.**

**Motion Carries**

**PUBLIC COMMENTS**

None

**NEW BUSINESS**

Wireless Telecommunication Facilities

New Limits on Zoning

Chris Doozan reviewed the new Act amending the Zoning Enabling Act. Colocations are now by right on existing support structure or existing equipment compound within guidelines. If the proposal doesn't meet certain standards it can require the need for a Special Land Use Permit. Colocations by right require a decision by the municipality within 60 days or it is automatically approved. The review process has a 90 day limit for a new facility. These timelines may require administration to set the PH to meet the deadlines set forth by the new Act.

Discussion:

Does not have an affect on leasing cost or agreements.

Township has encouraged collocation.

Is currently allowed as a SLU in the Ag-c district.\

Chris will bring language back to the PC for consideration at the next meeting.

## **UNFINISHED BUSINESS**

### **Master Plan Review**

#### **Chapter 3. Housing Analysis**

Chris reviewed the updates to the Housing Analysis. Updates include new housing in the township over the past 10 years. Census data was also a contributing factor in the updates to this section.

#### Discussion:

- Home Value data was from census not assessing data
- The new construction has been concentrated in the south portion of the Township.
- Data on page 3.4 is from assessing records and would like to see 2010 data added.
- Suggestion to compare the Township's data to City of Williamston and Meridian Twp. data.
- The newer the home the greater the value. This suggests that newer construction is more desirable.
- Would like to see percentage of housing in each age group added to get an overall view of the housing stock in the Township.
- The calculations regarding affordability were complex.
- Would like to see the avg. income of Tri County region included.
- Change the use of adjectives on the interest rate portion.
- Added sustainability section.
- Most new construction has taken place in subdivisions.
- Create the flavor of the township in the beginning in the sustainability section.
- In economic analysis; give emphasis to the preservation of Ag. Business.
- Will sustainability show up in other chapters?
- Discussed Tri County's work on the Urban Service Management Study and boundary.
- Section of Environmental analysis should be added to the Master Plan?
- Speak to well head protection and existing well info
- Quality of the Red Cedar River: Need to discuss the value of the river asset and the maintenance and cleanup has been taken care of by tax dollars. Affirm our shared interest of the river.

#### **4. Existing Land Use**

- 2.2 shows the existing land use table.
- Change is in acres: pluses and minuses should equal each other- will look into the discrepancy.
- Clarify how the open space is figured.
- Question on the comments regarding Ag.
- Suggest placing towers on existing land use map
- Identify pipe lines on existing land use map
- Identify transmission lines
- Identified Land use issues as in the housing analysis
- Consumption of Ag land should be discouraged and development should be near the services, transportation, etc.
- Guidelines for where and how development is encouraged to help preserve Ag land.
- 2.7 info should be pulled into environmental chapter.
- There is a map identifying prime farm lands.
- Add language regarding collaboration that the governor is looking for.
- Details of the maps for farmlands are not great.
- Soil maps may be better for productivity ratings.
- If we rate farmland it will help with development questions.

- David Lush would be a map contact at MSU in the Geography department.
- USDS would have maps with ratings of productivity.
- Should use updated flood plain maps.
- Prime land should be anything that is currently farmed.

### **Survey**

Rental questions were added at the end of the survey. Results are interesting. Lack of residents that have visited the park is a surprise. Will look at the questions that are similar to the last survey and compare responses. Survey results will be useful for the master plan update.

### **Planning and Board Reports and Review**

#### **Township Board**

Expansion taking place at the cemetery will be good for 50 years.

#### **Planning Staff**

Sustainability certification was attended by Rod and Wanda. The bus service was used and is a great asset to the community. New website will be on line soon along with forms, etc.

#### **Planning Chair**

Presented resolution to the board regarding the blight and rental.

#### **Review**

Chris will bring back recommendations regarding wireless facilities. Housing and Existing land use were reviewed and suggestions made. Will continue review next month.

### **ADJOURNMENT**

**Commissioner Schultink moved to adjourn.  
Supported by Commissioner Brown-Timm.**

**Meeting adjourned at 9:26 pm.**

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**Wanda Bloomquist  
Recording Secretary**

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**Secretary Gerald Eidt**